CANAAN REALTY
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by Canaan Realty

PROPERTY INFORMATION

Name of Seller or Sellers: Arthur & Janice Ferry

Property Address: 634 Cream of the Valley Rd Gouverneur NY 13642

NEW YORK STATE AGRICULTURAL AND MARKET LAW Section 310: Disclosure Prior to the Sale of Real Property.
"It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances.
Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law."
Premises ☐ are ☐ are not located partially or wholly within an agricultural district.

NEW YORK STATE REAL PROPERTY LAW Section 242: Disclosure Prior to the Sale of Real Property.
The above property ☑ does ☐ does not have utility electric service available to it. This property ☐ is ☑ is not subject to an electrical and/or gas utility surcharge. This type of surcharge is: _____. The purpose of the surcharge is _____. The amount of the surcharge is $ _____. The surcharge is payable: ☐ Monthly, ☐ Annually, ☐ other basis _____.
The above property ☐ does ☑ does not have uncapped natural gas wells.

The Following Information Is Provided to the Best of the Seller's Knowledge:

Is the property or structure on a local, state or national historical register or listed on an eligibility list: ☐ Yes ☑ No

Property Tax Exemption: ☑ Yes ☐ No ☑ Basic STAR ☐ Veterans ☐ Other

HOA/Condo Fee: ☐ Yes ☑ No - Amount $ _____ Due: ☐ Monthly ☐ Qtrly ☐ Semi-Annual ☐ Yearly ☐ Other

Special Assessments or Other Fees: ☐ Yes ☑ No Amount $ _____ Due: ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Yearly ☐ Other - Explain: _____

Age of Water Heater: 35-40 yrs. Capacity of Gallons: 60 gals.
Age of Furnace or Boiler: 2 yrs. Age of Air Conditioning Unit: NA

Annual Bill for Fuel/Oil or Propane: $ 3000.00 yearly
Average Monthly Utilities: Gas $ NA Electric $ 2258 yearly Total: $ _____

Major Improvements known to Seller (up to fifteen (15) years):

2011 - remodeled kitchen - added bathroom (½ bath) added bedroom downstairs pantry, porch.
2020 - large machinery storage garage / partial cement & propane electric heater in front portion
2009? new roof (house) added shutters - 2009 garden shed
2020 new furnace
2009/2010 roof on barn

This form was prepared by Allen T. Olmsted using the INSTANET FORMS internet contract management service.

TRANSACTIONS TransactionDesk Edition

I agree to furnish a copy of:

1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use. ☑ Yes ☐ No
2. Restrictive covenants or deed restrictions of record, *if applicable.* no restrictions ☑ Yes ☐ No
3. Condominium Bylaws, Rules, etc., *if applicable.* ☐ Yes ☐ No
4. Homeowner's Association Bylaws, Rules, etc., *if applicable.* ☐ Yes ☐ No
5. Utility bills upon request. ☑ Yes ☐ No

We make no representations or warranties either expressed or implied as to the condition of the property. Potential buyers are urged to carefully inspect the property and/or order a home inspection and/or other desired tests at buyer's expense which may address conditions or circumstances of local and national concern.

Seller Arthur J. Ferry Date 6/27/22

Seller Janice N. Ferry Date 6/27/22

I have read this Property Information Form and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the condition of the property.

Buyer _____ Date _____

Buyer _____ Date _____

Revised 12.02.21

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